Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190118876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2019.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 194359 DEEDWARR
02/12/2019 11:15:07 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190212-0013104

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alison Alsobrook and Brad Alsobrook 201 Harpeth View Place Nashville TN 37221	New Owner	Tax Parcel ID No. 156-01-0B-034.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila Marie Powers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alison Alsobrook and Brad Alsobrook, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Harpeth View Subdivision of record in Plat Book 6900, Page 319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheila Marie Powers by Warranty deed from Paul A. Keyes and wife, Patricia P. Keyes of record in Book 9589, page 19, Register's Office for Davidson County, Tennessee, dated January 24, 1995 and recorded on February 06, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7112, Page 341, Book 7242, page 537 and Book 10940, page 605, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 7242, Page 546 and Book 10940, Page 619, in the Register's Office for Davidson County, Tennessee.

Charter of Harpeth View HOA of record in Book 7306, Page 411 and Book 10940, page 614, in the Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 6970, Page 275, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 8436, Page 543, in the Register's Office for Davidson County, Tennessee.

Perpetual Easement for Driveway Purposes of record in Book 9193, Page 473, in the Register's Office for Davidson County, Tennessee.

Perpetual Easement fo Driveway Purposes of record in Book 8403, Page 328, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 201 Harpeth View Place Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2019.

Sheila Marie Powers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila Marie Powers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021